

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A
Program Progress:			PJs in State: 29			
% of Funds Committed	96.94 %	97.78 %	19	95.51 %	73	69
% of Funds Disbursed	92.54 %	92.74 %	15	87.58 %	76	73
Leveraging Ratio for Rental Activities	5.85	5.04	1	4.86	100	100
% of Completed Rental Disbursements to All Rental Commitments***	91.33 %	90.72 %	20	82.17 %	59	41
% of Completed CHDO Disbursements to All CHDO Reservations***	63.82 %	69.83 %	23	71.17 %	29	28
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	89.66 %	82.04 %	7	81.54 %	80	68
% of 0-30% AMI Renters to All Renters***	41.99 %	36.34 %	8	45.68 %	41	41
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	99.57 %	98.47 %	16	96.19 %	69	55
Overall Ranking:			In State: 10 / 29		Nationally: 63 60	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$18,590	\$19,909		\$27,510	3,753 Units	25.30 %
Homebuyer Unit	\$15,668	\$16,414		\$15,239	4,337 Units	29.20 %
Homeowner-Rehab Unit	\$30,439	\$16,120		\$20,932	432 Units	2.90 %
TBRA Unit	\$5,703	\$5,736		\$3,121	6,337 Units	42.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$128,187	\$69,775	\$32,678
State:*	\$102,649	\$42,221	\$16,377
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.8	18.7	12.0	5.6	Single/Non-Elderly:	25.1	24.4	24.1	28.6
Black/African American:	79.1	48.1	80.8	86.3	Elderly:	42.9	1.8	23.1	0.4
Asian:	0.6	1.8	0.0	0.0	Related/Single Parent:	27.0	42.3	27.3	62.5
American Indian/Alaska Native:	0.1	0.2	0.0	0.4	Related/Two Parent:	3.8	26.8	16.9	6.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.4	Other:	1.0	1.6	0.7	1.6
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.0	0.0	0.4					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.3	0.2	0.4					
Asian/Pacific Islander:	0.0	3.8	0.2	0.0					
ETHNICITY:									
Hispanic	7.0	26.9	6.7	6.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.4	17.4	37.0	29.8	Section 8:	16.5	0.2 #		
2 Persons:	15.7	21.4	19.0	23.4	HOME TBRA:	5.8			
3 Persons:	11.1	29.4	18.3	23.8	Other:	31.1			
4 Persons:	6.3	19.6	13.0	14.1	No Assistance:	46.6			
5 Persons:	3.9	7.7	5.3	5.2					
6 Persons:	1.4	2.6	3.2	2.4					
7 Persons:	0.2	1.2	1.6	0.4					
8 or more Persons:	0.0	0.5	2.5	0.8					
					# of Section 504 Compliant Units / Completed Units Since 2001			558	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia State: PA Group Rank: 63
 (Percentile)
 State Rank: 10 / 29 PJs Overall Rank: 60
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	91.33	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	63.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

